

Appendix VIII: Visioning Report Results

Group 1: Housing & Land Use/Zoning

Facilitator: Bryan Dwyer, UNH

Participants: Art Urie, Armand Boisvert, Steve Darling, Margo Coolidge, Bob Ward, Harvey Best, Rosie Best, Irene Jewett, Yvette Crane, Jerry Hersey, Sandra Graves, Alex Bernhard

What is Andover like today with respect to housing, land use, and zoning?

- Overdeveloped
- Suggested cluster development
- Village district is full (according to zoning) Potter Place, East Andover, Andover)
- Andover Village – increase development/needs infrastructure (water, sewer)
- One-acre in village
- One-acre rural residence (RR)
- Two-acre agricultural residence (AR)
- Two-acre forest and agriculture (FA) increase minimum lot size
- No current housing for senior citizens
- Conversion of larger building into apartments
- Lack of start off housing
- Keep expansion to stay in the national range
- Growth is limited to limit taxes
- Community center
- Senior housing
- Maintenance of infrastructure

What would you like Andover to look and/or be like in the future with regard to this group's topic area?

- Senior housing
- Tension with providing housing and retaining rural character
- Allow duplex and apartments
- Consider some form of cluster zoning
- Look into different forms of zoning
- Place for duplexes, townhouses, senior housing in the village district
- Increase lot size in AR & FA
- Decrease lot size in V
- Designate land for conservation
- Educate land owners about conservation
- Create a self sufficient town

Key points:

- Liberalizing the rules regarding duplexes, housing, senior housing in the village district
- Revisit the minimum lot sizes for the 4 zones (V, RR, AR, FA) – educate land owners about conservation and land use
- Consider look into research cluster housing

Group 2: Recreation & Natural & Cultural Resources

Facilitator: Fabienne Lord Fonseca, UNH Cooperative Extension

Participants: Myra Mayman, Gillian Smith, Gisela Darling, Susan Schnare, Roger Goodwin, Paul Currier, Gail Richards, Dennis Fenton, Betsy Woodman

What is Andover like today with respect to recreation, cultural, and natural resources?

- Proctor Academy provides the town with free access to facilities and services, including
Skating Cross country skiing Indoor facilities Tennis
Theater Skateboarding
- Outing Club offers free skiing and recreational fields
- A Rail Trail is to be developed for walking, biking, horse riding
- The nearby Rivers and lakes provides for
Kayak Canoe Boating Beaches Fishing
- Access to open space or/and private lands allows
Hiking Cross country skiing Snow shoeing Hunting
Snowmobiling Green Way Trail
- In terms of cultural assets, the residents have access to:
Two libraries Historical society Local TV Clubs Theater
- Participants felt that:
 - Open spaces were under pressure of development
 - The open spaces that should be protected are not protected
 - Agriculture was under developed
 - Conservation was making a good start but needed to be reinforced

What would you like Andover to look and/or be like in the future with regard to this group's topic area?

- Participants felt that:
 - Open spaces should be more preserved
 - Needed more farmland
 - Should have more low impact sports (e.g. walking, biking, kayaking...)
 - Less motorized sports such as ATV and boating (but snowmobile was considered OK)
 - More public access to lakes
- The participants wanted to see clear goals and action plan in order to increased conservation measures:
 - Targeting and identifying important key lands
 - Fundraising and acquiring the lands
- The participants felt that wetlands and water supplies were very important issues:
 - Identifying prime and secondary wetlands
 - Addressing the issue concerning filling of wetlands
- The participant would like to see:
 - Less noise pollution
 - Less lights and waste of energy consumptions
 - A pristine environment
 - Preservation of the scenic view including ridge lines
 - Preservation of the rural character

Key points (Three most important items):

- Conservation for more:
Open space Wetland Recreation Agriculture
- Environmental quality of:
Air Water Noise free
- Maintaining good relationship with Proctor Academy to keep having access to facilities

Group 3: Business and Industry, Transportation, Infrastructure & Services

Facilitator: Charlie French, UNH Cooperative Extension

Participants: Mike Vercellotti, Nancy Teach, Don Gould, Kent Armstrong, Walt Locke, Toby Locke, Doug Boisvert, Pecco Beaufays, Wood Sutton, Maryann Fairall, Tree Wilson, Jon Warzocha

What is Andover like today with respect to business and industry, transportation, infrastructure, facilities, and services?

- Home-based businesses
- Proctor dominates
- Not enough place-based industry-tax base is lacking
- Rural atmosphere is asset
- Bedroom community
- Proctor can be an asset but there are issues regarding support of tax base
- Somewhat of a destination spot – may not be highest priority
- There are a lot of destination points
- Oppose to develop soft/high tech industry
- Out-of-towners support part of tax base (200 seasonal homes)
- What is currently happening with respect to how Andover connects/collaborates and capitalizes on surrounding communities
- Everybody wants a rural community, but rural folks are being forced out
- Do we have a community for local people to live here or come back
- Folks in town are teachers, service providers, etc. (few big dollar jobs)
- No commercial zoning or land set up for commercial/industrial
- Folks so busy working that there is lack of time to support fraternal and community organizations

What would you like Andover to look and/or be like in the future with regard to this group's topic area?

- If “we” are going to pay taxes for commercial businesses, there should be commercial zoning
- Would like to see the school more available for use: we need a “center” of community that is accessible, opportunities for social interaction/involvement should be obligation to participate/get involved in community
- Discovering what would be a draw to bring people to Andover
- Ragged Mountain-capitalize on it
- Find a balance between drawing people and maintain the rural character that community values
- More regional collaboration between Chamber and others
- Economic development ed organizations
- Balance
- Growth and development/conservation etc.
- Make this available community whose tax burden is not on home owners
 - Need to bring in compatible business and industry
- Target small to medium sized businesses to community given current capacity. Opportunities include: wood fabrication
- Need to sell what “we” can offer to industries, communicate this...

- Evaluate whether rules and regulations can support desired growth/direction Andover wants to go and perhaps adjust them
- More practical planning (parking lot costs more to plan than build)

Key Points:

- More practical planning to eliminate mistakes/impacts
- Business friendly zoning
 - Perhaps rethink zoning so that it is more in line with community's vision for growth and development
 - Consider housing options/alternatives (affordable/seniors and youth)
- Access to a place/center where community can convene (school)
- Diversify industrial base and targeting appropriate business to town
- Capitalize on town's position as viaduct between existing businesses

Overall Discussion Regarding Outcomes/Findings from Breakout Groups

- There is concern over cluster zoning, we need to be smart and utilize resources efficiently
- There is a skew factor that distorts tax base/particularly regarding open space and conservation, easements and current use
- Need to be nice to land/business owners when we convey information and rules to them
- Communication mechanisms it has it's challenges
- Utilize our unique position/location to town's advantage, need a good plan to do that, need consensus on how to do smart planning that is fair
- Explore alliances with other towns such as Franklin regarding business/economic development support, regional approach, perhaps current use land and conservation easement are taxed same and they discourage development
- Development, if done right (also case with commercial industry)
- History shows that if we don't develop, we'll 'die', development is going to happen - need to direct it in positive way
- Come to meetings on 4th Monday (MPAC)